080.0	0006	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,500 / 718,500
					USE VALUE:	718,500 / 718,500
					ASSESSED:	718,500 / 718,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BRATTLE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLASZCZYNSKI GEORGE M &
Owner 2:	MORRISSETTE LAURA
Owner 3:	
Street 1:	17 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAC KENZIE JOHN/TRUSTEE -
Owner 2:	JOHN W MAC KENZIE LIVING TRUST -
Street 1:	15 BRATTLE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,800 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Aluminum Exterior and 1606 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

Alice G Ma

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8800.000	239,700		478,800	718,500
Total Card	0.202	239,700		478,800	718,500
Total Parcel	0.202	239,700		478,800	718,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.32 | /Parcel: 447.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	49959
GIS Ref	
GIS Ref	
Insp Date	11/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,800	0	8,800.	478,800	718,600	718,600	Year End Roll	12/18/2019
2019	101	FV	195,600	0	8,800.	478,800	674,400	674,400	Year End Roll	1/3/2019
2018	101	FV	195,600	0	8,800.	321,500	517,100	517,100	Year End Roll	12/20/2017
2017	101	FV	195,600	0	8,800.	307,800	503,400	503,400	Year End Roll	1/3/2017
2016	101	FV	195,600	0	8,800.	280,400	476,000	476,000	Year End	1/4/2016
2015	101	FV	183,600	0	8,800.	225,700	409,300	409,300	Year End Roll	12/11/2014
2014	101	FV	172,400	0	8,800.	201,800	374,200	374,200	Year End Roll	12/16/2013
2013	101	FV	172,400	0	8,800.	191,500	363,900	363,900		12/13/2012

!6533!

PRINT

Date	Time
12/10/20	21:17:45

LAST REV

Date	Time
04/30/19	14:47:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6533

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC KENZIE JOHN	62976-307		11/25/2013	Estate/Div	404,000	No	No		
MAC KENZIE JOHN	62313-114		7/25/2013	Convenience	99	No	No		John W MacKenzie dod 07/11/2013 William G MacKenzie dod 3/24/1963
	8624-231		12/1/1955	Family		No	No		

USER DEFINED

Prior Id # 1:	49959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
5/15/2014	External Ins	PC	PHIL C
3/19/2009	Meas/Inspect	163	PATRIOT
2/12/2000	Inspected	263	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	277	PATRIOT
8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8800		Sq. Ft.	Site		0	70.	0.78	11									478,798						478,800	

Total AC/HA:	0.20202	Total SF/SM:	8800	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	478,798	Spl Credit		Total:	478,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27468395
Const Adj.:	0.97990203
Adj $ / SQ:	131.152
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347404
Depreciation:	107695
Depreciated Total:	239709

COMMENTS

TOILET IN BMT AND SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

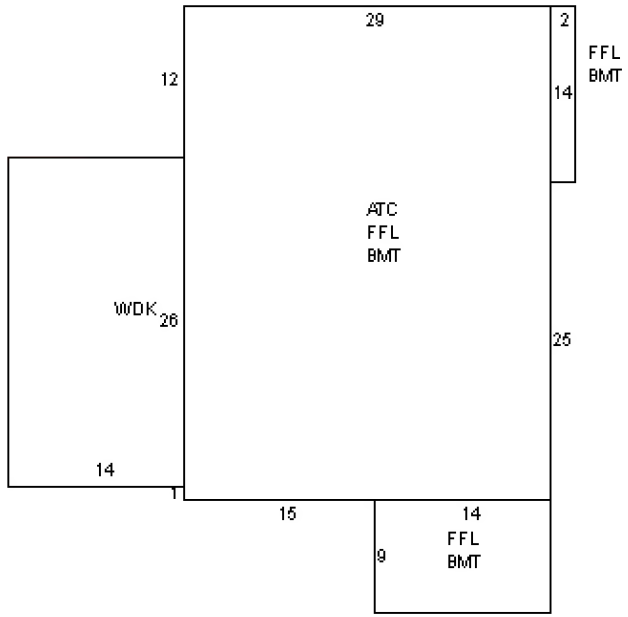
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.15
Special Features:	0	Val/Su Net:	71.98
Final Total:	239700	Val/Su SzAd	142.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,285	42.490	54,604
FFL	First Floor	1,285	131.150	168,530
ATC	Attic	396	78.690	31,150
WDK	Deck	364	8.570	3,120

Net Sketched Area:	3,330		Total:	257,404	
Size Ad	1680.8500	Gross Are	4065	FinArea	1606

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0006-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	